



BRF-1934

10 November 2022

Stride Investment Management Limited
c/- Matthew Thode and Gerard Thompson
Associate Planner
Barker & Associates
s 9(2)(a)

Dear Matthew Thode and Gerard Thompson

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Johnsonville Town Centre Redevelopment Project

Thank you for Stride Investment Management Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Johnsonville Town Centre Redevelopment Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is Stage 1 of a proposed redevelopment of a 4.1-hectare site within the block bounded by Johnsonville, Broderick and Moorefield Roads in Johnsonville, Wellington City. It is to:

- a. demolish existing commercial buildings and infrastructure (including the Johnsonville Shopping Mall and Countdown supermarket) and construct and operate a mixed-use development in the north of the site that includes:
 - i. a new supermarket
 - ii. a building up to 35 metres high containing approximately 130 residential units
 - iii. seven multi-storey buildings and other ancillary buildings and structures (including temporary buildings and structures) up to a height of 18 metres, primarily containing commercial, retail and hospitality activities
 - iv. a publicly accessible plaza
- b. refurbish existing buildings elsewhere on the site
- c. construct and install associated infrastructure including pedestrian and vehicle access, carparks, roading, and three-waters, gas and electricity services across the whole site.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 2,200 direct full-time equivalent (FTE) jobs and 2,600 indirect FTE jobs over a 10-year period
2. increase housing supply through provision of approximately 130 residential units
3. contribute to a well-functioning urban environment and provide for the social well-being of current and future generations by providing upgraded retail and commercial facilities with good access to transport, pedestrian linkages and public open space
4. support transition to a low-emissions economy by providing high-density living options near rapid transport services
5. progress faster than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the persons and groups, additional to those specified in clause 17 Schedule 6 of the FTCA, who are listed in Appendix A of this letter.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related planning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to Muaūpoko Tribal Authority Incorporated, representing Muaūpoko, as an additional party to those specified in the FTCA.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) FTCA:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education;
Arts, Culture, and Heritage; Treaty of Waitangi Negotiations;

Local Government; Conservation; Land Information; Defence;
Transport; and Climate Change

Additional relevant Minister/s:

Minister for Seniors
Associate Minister for the Environment (urban policy)

Local authorities:

Wellington City Council
Greater Wellington Regional Council

Relevant iwi authorities:

Port Nicholson Settlement Block Trust, representing Taranaki Whānui ki Te Upoko
o Te Ika and Ngāti Tama ki Te Upoko o Te Ika
Te Rūnanga o Toa Rangatira Incorporated, representing Ngāti Toa Rangatira

Relevant Treaty settlement entities:

Port Nicholson Block Settlement Trust
Toa Rangatira Trust.

Other parties:

Waka Kotahi NZ Transport Agency
Wellington Water Limited
Wellington Electricity Lines Limited
Powerco Limited
Kiwirail Holdings Limited
Muaūpoko Tribal Authority Incorporated, representing Muaūpoko

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to application lodged by Stride Investment Management Limited for Johnsonville Town Centre Redevelopment

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- i. an urban design assessment containing information required by an operative and proposed district plan including –
 1. a design statement assessing how the project design meets any relevant design guidelines
 2. the shadowing effects of each building on solar access to streets and public spaces including how this compares with the maximum shadowing effects of permitted buildings for the site
 3. information on how the design of the development, including the public plaza, contributes to a well-functioning urban environment and social well-being
 4. information on discussions held, and any agreements made, with Wellington City Council in relation to building and public plaza design and public access
- ii. an assessment of the effects of the development on the wind environment at ground level, prepared by a suitably qualified and experienced person, including information required by an operative and proposed district plan
- iii. an assessment of –
 1. the existing condition and capacity of the relevant infrastructure for three-waters services
 2. any upgrades to that infrastructure that are required in connection with the development
 3. any funding required to carry out those upgrades (including how they will be funded)
- iv. an integrated transport assessment, including modelling and analysis for the construction and operation phases of the project, that includes –
 1. the effects of additional traffic generated by the project on the operation and safety of the local road network and access to public transport infrastructure and services
 2. vehicle access, circulation, parking and manoeuvrability, including safe-sight distances and other measures to provide pedestrian safety and priority
 3. vehicle loading, including the operation of loading bays and set-down areas parking and storage facilities for cycles and scooters and any changing facilities for cyclists
 4. upgrades proposed to the surrounding road, pedestrian, or cycle network, including pedestrian crossings
- v. an assessment of the economic effects of the development including information required by an operative and proposed district plan
- vi. a stormwater assessment and draft stormwater management plan including information on discussions held, and any agreements made, with Wellington Water in relation to stormwater management
- vii. a draft construction management plan for the project including erosion, dust and

sediment control mechanisms.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any consent application for the project from the following additional persons or groups:

- The Associate Minister for the Environment (Urban Policy)
- The Minister for Seniors
- Waka Kotahi NZ Transport Agency
- Wellington Water Limited
- Wellington Electricity Lines Limited
- Powerco Limited
- Kiwirail Holdings Limited
- Muaūpoko Tribal Authority Incorporated.